

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

October 5, 2020

City Hall Auditorium

5:00 p.m.

Massie Chambers-Auditorium

Present: Vice-Mayor Rusty Tinnin, Grady McNeal, Judy Wheeler, Jeff Parnell, Chairman Tony Espinosa, Jim Hitt, and Jerry Garrett by speaker phone

Absent: Scott Trew, David Lynn, and Mayor Jeff Duncan

Also Present: Addam McCormick, Russell Freeman, Mary Laine Hucks, Tim Ellis, Mike Bauer

Espinosa called the meeting to order and McNeal offered prayer.

Hitt made a motion to approve the agenda, Parnell seconded the motion. The motion passed unanimously.

Tinnin made a motion to approve the minutes of the September 14, 2020 meeting, McNeal seconded the motion. Espinosa and Garrett abstained since both were absent at meeting. Motion passed.

AGENDA

Item#1	{PUBLIC HEARING} <u>Planning and Development Services Staff:</u> Requests an amendment of the City's Comprehensive Land Use Plan to define a Regional Center Mixed Use classification including low and high intensity sections and designate the classification to the RiverGate Mall area and surrounding areas on Rivergate Parkway, Wade Circle, Wren Road, Meadowlark Lane, Blue Bird Drive, and Glancy Street.
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Item Representative: Addam McCormick- Staff representative

Staff Discussion:

- Staff presented the amendment proposal including current plan designations, Rivergate Land Use study recommendations, Metro Next- Madison Community Plan including area as regional center and urban and suburban mixed uses centers
- Staff presented photo examples of regional center per the Metro Next Plan
- Staff discussed the City's Plan and Metro's Plan overlap and the City controls zoning but purpose of plan is to provide consistency with Metro's Plan but at a more limited designation and for city not to create any planning and zoning issues when a redevelopment is proposed
- Staff discussed the next steps including developing a zoning ordinance section to be able implement development intentions of the plan amendment.
- Staff discussed there are no redevelopment plans or rezoning proposals at this time

Espinosa opened up the Public Hearing

Question asked what is agenda item#1- Espinosa explained the request

Comment from crowd about getting a copy of plan

Rebecca Ramsay-305 Moss Trail – Wade Circle Property

- Auditorium speaker sound system really bad hard to hear
- Asked about plan for Wade Circle
- Asked about being able to incorporate residential since can't do residential at this time
- Staff discussed the plan section for Wade Circle- low intensity mixed use
- Staff stated if this amendment is approved then process would include city preparing a zoning ordinance amendment to include the mixed use center designation and that a property zoning would be required to include residential but yes mixed use and residential would be permitted under the urban center designation

Steve Denson- 110 Glancy Street-Business Park

- Type of buildings go in area
- Discussed a similar project- Indian Lake Condos
- Asked if his property would be in low or high intensity
- Asked if residential could be installed in development
- Staff responded the Glancy Street area would be in low intensity section and yes a development under this amendment could include five (5) to seven (7) stories and property limitations will be due to size of property and available parking –could be multiple stories
- Denson asked if development could be residential, office, or mixture of both and what building height allowed in low and high intensity sections
- Staff stated yes within same building and in high intensity area up to ten (10) stories and this area- low intensity would be a step down in intensity and allowable building heights
- Staff discussed around adjacent residential areas would step down building heights and key for an urban center is including residential uses for activity all the time

Janette Clark- 907 Meadowlark- Lives on Lickton Pike

- Commercial zoning already in place
- Recently constructed buildings in the area- nice buildings how will this impact them potential a lot of this property will be incorporated into area being discussed
- Staff yes the area known as Birdland from Wren, Glancy, Meadowlark Drives and would be included in the area
- Clark discussed a creek in the area

Paula Poe- Wade Circle –Across from Comfort Inn Suites

- What is going on here- are there any plans
- Stated property already zoned commercial and existing house what will happen with them 2008 similar issue discussed –what is the City's feeling future longer term/short term development of area
- Owns family home in area want to know what will happen to it – lucky to rent the house
- Area is hard to get someone to rent in this area- what do owners need to do
- Staff responded the process including plan amendment and zoning ordinance amendment but no

plans have been submitted this will be determined by property owners with selling property and rezoning requests- city not doing any development

- Staff discussed the existing houses going away would be up to the property owners when properties develop including development on single or multiple lots

- Staff discussed timing and possible mall area redevelopments and meeting with mall representative-long term interest no time line at this time

- Staff discussed if we a plan for higher intensity development might have more interest in this area

- Staff discussed they can leave the house existing zoning and continue to rent or combine with other lots for a development

- Poe asked if the property had to be sold for it to be developed

- Staff stated that would be up to the property owner but city not doing any developments

- Espinosa discussed the plan and mixed use is to improve quality of the area and benefit to property owners and how future looks we cannot say for sure but any plans that come in would come before this board.

- Espinosa discussed the plan here is to only go forward for the City to define expectations for future developments in area and options for property owners

- Poe stated they are trying to figure what to do with the property

- Staff discussed the rezoning would be per the property owners and the City has not taken stance to zone property without owners requesting even though the city can

- Comments from crowd about Wade Circle- staff discussed the intention for Wade Circle Area, future guidelines in the area- zoning not changing with this comprehensive plan amendment and property owners would have to come in a request rezoning

- Espinosa asked for any additional comments and no additional comments were received

- Wheeler made a motion to close the public hearing, seconded by Parnell

Planning Commission Discussion:

- Parnell asked if map area could be changed and discussed the Metro Next Plan and T5 center in Rivergate only area designated so Metro aware of future of area

- Parnell discussed area in future will go gang busters with redevelopment – good area to invest in

- Metro Nashville recognizes potential in area and City's goal is to parallel plans with Metro

- Parnell discussed map area and expansion to Alta Loma and Glancy Street and why was area not included

- Staff discussed area is across the street from high density residential and single family residential- stopped on plan per existing commercial area but map could be amended to include this additional area

- Parnell asked about map amendment process and notices to impacted property owners

- Staff discussed could defer to allow staff time to notify the owner of the proposed addition area

- Ellis discussed adopting plan as written and doing a follow up amendment to expand the area as discussed

Motion:

Parnell made the motion to approve the request seconded by Hitt. The motion passed unanimously.

Item#2	Zoning Ordinance Amendment/ Planning and Development Services
	Staff: Request recommendation to the City Commission to the amend the Zoning Ordinance Section 14-209 Floodplain Districts to incorporate the updated Sumner County Flood Insurance Rate Maps (FIRM) and Flood Insurance Study report (FIS) set to be effective February 26, 2021 and other sections of the ordinance to incorporate the updated sections of the State of Tennessee Model Flood Hazard Protection Ordinance

Item Representative: Addam McCormick- Staff representative

Staff Discussion:

- Ordinance amendment prepared by State of Tennessee Flood Plain Administrator including incorporating the Sumner County 2021 maps to be effective February 26, 2020.
- Staff discussed the other amendments prepared by the State are administrative type issues with elevation certificate requirements
- Staff summarized City's requirement for residential and commercial development and the floodway, flood plain, and 500-year x zones in the Goodlettsville area

Planning Commission Discussion:**Motion:**

Parnell made the motion to approve the ordinance amendment recommendation to the City Commission, seconded by Wheeler. The motion passed unanimously.

DISCUSSION ITEMS**- Allen Road Classification- Major Thoroughfare Plan**

- Sumner County Planning staff contacted staff about the City's classification of Allen Road
- Sumner County's Major Thoroughfare Plan shows Allen Road and East Allen as collector street and connection
- Hendersonville's Major Thoroughfare Plan shows East Allen as a collector street
- Staff discussed a collector street per the City's definition and long term connection would be good for emergency connections but would expect connection to be controversial
- Staff discussed City's Fire Chief has discussed the need for a connection for emergency services
- Espinosa discussed there are two (2) items including Allen Road being reclassified and collector street and the other is a connection to East Allen Road
- Staff and Commission discussed street being reclassified may allow funds to be available for future upgrades
- Whitaker discussed he travels road every day and at times can be issue but concerned of blockage on Allen Road and no way out for several in area

- Whitaker discussed a connection to East Allen would allow a quick connection to Glenbrook Area which would benefit Hendersonville
- Staff discussed the collector status and could review an emergency only connection
- Ellis discussed not advocating either way and that Allen Road could be considered a collector street for long range planning but connection to East Allen another issue
- Ellis and Staff discussed Copper Creek and Allen Farms developments in area and changing classification of Allen Road to a collector status
- Whitaker discussed condition of county road portion of Allen Road and pavement surface an issue
- Parnell discussed other local collectors including Loretta Drive and Caldwell Lane, other connection options, and cost of building bridges for connections.
- Parnell discussed the connection would promote residents leaving city to go to Hendersonville shopping areas and concern would be how that would impact area businesses
- Parnell discussed family friends in the area and connection could be a concern of residents in area
- Staff discussed understood the concern of connection to Hendersonville and possible business issues but long term the connection especially for emergency services could be a good thing and concern about limiting roadway connections due to concern about tax dollars same reason there is not a north bound I-65 ramp and traffic comes through Conference Drive and creates a traffic issue at Conference Drive and Long Hollow Pike
- Whitaker would like to defer discussion on this item to talk to some of his neighbors in area about their thoughts on the connection
- Staff discussed bringing back discussion item at December meeting

-Dry Creek Commons-Dry Creek Road- Amenity Facility

- Staff discussed the proposal to replace play ground with a dog park based on demographics anticipated with the development
- Staff discussed seventy-nine (79) townhouse units in both phases of project- phase one under construction now and the amenity area is in phase two (2)
- Parnell discussed the amenity location does not appear to be central in the development
- Ellis discussed the dog park would be less investment by developer than a playground
- Parnell discussed city has many parks for residents and with kids would prefer to go to city parks and meet other residents and have local on-site facility for dogs instead
- Staff and Commission discussed in this area likely for more dogs then kids and concerned and the dog facility is a positive but concerned with removing all playground facilities
- McNeal discussed the possibility of both facilities and not a financial reduction for amenities
- Staff discussed would relay to developer dog park is ok but still would need some type of playground amenity to remain

Public Forum on Planning Related Topics

No one requested to speak at the meeting the public forum was closed
Whitaker made a motion to close the public forum, seconded by McNeal.

With no further business, the meeting adjourned at 6:02 pm.

Chairman Tony Espinosa

Addam McCormick, Planning Director

Planning Commission Training Session- Residential Design Standards (30 minutes)

- Photo examples of developments in Hendersonville
- Garage orientation key – determines lot size, street layout
- Streetscape another key focus- building design coordinated including front porches, pedestrian connections, and corner buildings with front design on corner
- Open space and street design
- Varied building design- attached products
- Variety of alley loaded/back street garages, and parking
- Multi-family products in mixed residential development design

Members Present:

Vice-Mayor Rusty Tinnin, Grady McNeal, Judy Wheeler, Jeff Parnell, Chairman Tony Espinosa, and Jim Hitt